



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: June 16, 2022

Project: Town Madison, Phase 12 (Certified Plat 2022-009)

**Applicant/
Property**

Owner: Old Town Investments, LLC

Location: 121 Outfield Drive, 141 and 143 Stadium Way (South of Stadium Way and West of Outfield Drive)

Request Summary

This is a request for a certified plat for three commercial lots on six acres.



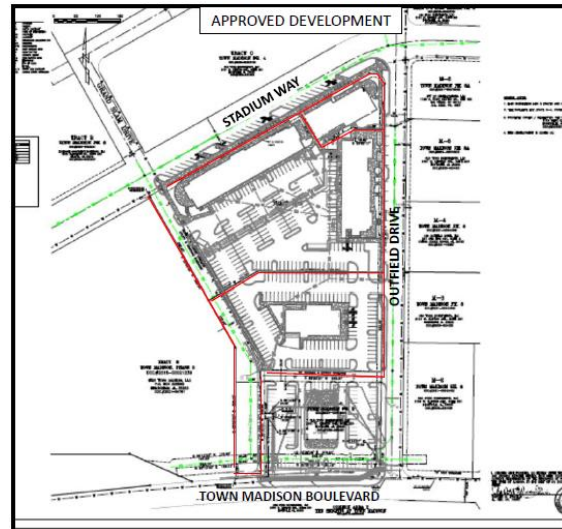
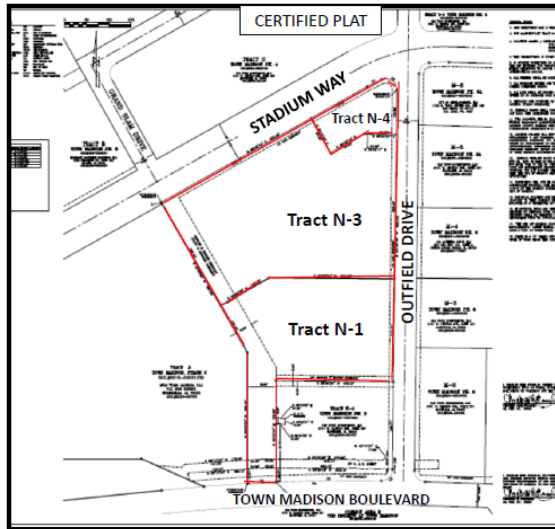
Recommendation

Motion to:

“Approve the Certified Plat for Town Madison, Phase 12 (CP2022-009) with contingencies.”

Project Request

This is a certified plat to divide one lot into three lots. The smallest lot will be 0.43 acres.



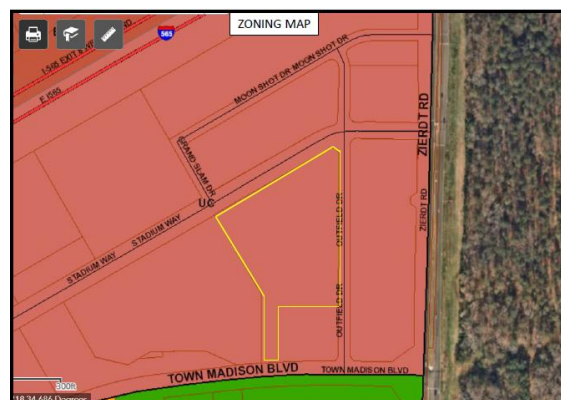
General Information

Background:

The Planning Commission approved a site plan for the Villages at Town Madison on February 17, 2022 (see graphic above on the right). The land represented with this proposed plat and the site are the same.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	C (Commercial)	UC (Urban Center)	Undeveloped
North of Subject Property (across Stadium Way)	C	UC	Undeveloped
East of Subject Property (across Outfield Drive)	C	UC	Commercial
South of Subject Property	OS (Open Space)	UC	Commercial
West of Subject Property (across Grand Slam Drive)	C & OS	UC	Apartments



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Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map designates the subject property Commercial. The anticipated use is consistent with this land use classification.
2. West Side Master Plan. Not Applicable
3. Growth Plan
The subject property is within the I-565 Corridor Key Development Area, and the proposed site plan is compliant with the objectives of the KDA.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The proposed resubdivision will allow for the development to be divided into separate lots to convey them to individual buyers. A blanket ingress/egress will be provided over the off-street parking facility to allow for shared parking and access. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Town Madison, Phase 12/Certified Plat
2. Certified Plat dated and received June 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Town Madison, Phase 12 Certified Plat

Planning Department

1. Provide blanket ingress/egress over off-street parking facility
2. Signatures
 - a. Huntsville Utilities
 - b. North Alabama Gas
 - c. Surveyors Certificate
 - d. Dedication
 - e. Acknowledgement